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15 *Attorneys for Plaintiffs*

16 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
17 **COUNTY OF SAN FRANCISCO**

18 **DAVID GARTH**, an individual; and
19 **PHOUTTHASONE PHOMMAVONGSAY**, an individual;
20 Plaintiffs,
21 v.
22 **PETER DE MARTINI**, an individual;
23 **DIANE DE MARTINI**, an individual;
24 **PETER DE MARTINI**, as trustee of **THE PETER AND DIANE DE MARTINI 2006 REVOCABLE TRUST**;
25 **DIANE DE MARTINI**, as trustee of **THE PETER AND DIANE DE MARTINI 2006 REVOCABLE TRUST**;
26 and **DOES 1 through 10**,
27 Defendants.

CASE NO. _____

COMPLAINT FOR:

- 1. **PREMISES LIABILITY**
- 2. **NEGLIGENCE**

DEMAND FOR JURY TRIAL

ELECTRONICALLY
FILED
Superior Court of California,
County of San Francisco
05/22/2023
Clerk of the Court
BY: MARK UDAN
Deputy Clerk

CGC-23-606679

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1 Plaintiffs **DAVID GARTH** and **PHOUTTHASONE PHOMMAVONGSAY**
2 (**“PLAINTIFFS”**) bring this action, by and through their attorneys, for negligence. Plaintiff hereby
3 complains of Defendants, and/or each of them, named hereinabove as follows:

4 **I. INTRODUCTION**

5 1. On the morning of February 9, 2023, an explosion rocked the normally quiet streets of
6 the Outer Sunset in San Francisco. The explosion killed Rita Price, severely injured her caretaker, and
7 destroyed multiple homes. The explosion took place at 1734 22nd Avenue, leveling the home to its
8 foundation, and severely damaged the home at 1730 22nd Avenue, where Plaintiffs resided. Defendants
9 knew that their tenant, Darron Price (**“Darron”**), was using the home at 1734 22nd Avenue as a factory
10 for his illegal hash oil fabrication business.

11 2. Darron moved into the home at 1734 22nd Avenue in 2021, and Defendants were aware
12 or should have been aware that he had filled the basement of the home with large butane tanks used for
13 these illegal purposes. Defendants failed to take reasonable precautions to warn Plaintiffs and their
14 neighbors of the extreme danger posed by Darron’s illegal activities. As a result of the explosion, the
15 Plaintiffs lost most of their personal belongings and were forced to leave behind the place they had
16 called home for nearly a decade. Their lives will never be the same.

17 **II. JURISDICTION AND VENUE**

18 3. This Court has jurisdiction over this matter because, at all times relevant, the events
19 occurred in the County of San Francisco, State of California. This Court is competent to adjudicate this
20 action and the amount in controversy exceeds the jurisdictional minimum of this Court.

21 4. Venue is proper in the County of San Francisco pursuant to California Code of Civil
22 Procedure § 395 because substantially all of the events, acts, omissions, and/or transactions complained
23 of herein occurred in/or originated from San Francisco County, State of California.

24 **III. PARTIES**

25 **A. Plaintiffs**

26 5. **DAVID GARTH (“DAVID”)** is a natural person who, at the time of the incident, was a
27 resident of San Francisco County. **DAVID** is presently a resident of California. At the time of the
28

1 subject incident, **DAVID** resided at 1730 22nd Avenue, San Francisco, California, with his wife, Nang,
2 and his daughter.

3 6. **PHOUTTHASONE PHOMMAVONGSAY (“NANG”)** is a natural person who, at the
4 time of the incident, was a resident of San Francisco County. **NANG** is presently a resident of
5 California. At the time of the subject incident, **NANG** resided at 1730 22nd Avenue, San Francisco,
6 California, with her husband, David, and her daughter.

7 **B. Defendants**

8 7. Defendant **PETER DE MARTINI (“PETER”)** is the co-trustee of the Peter and Diane
9 De Martini 2006 Revocable Trust (“the Trust”). Based on information and belief, **PETER** is presently a
10 resident of California. At the time of the subject incident, **PETER** resided at 1473 21st Avenue, San
11 Francisco, California. At the time of the subject incident, **PETER** held title, as trustee of the Trust, to
12 the real property at 1734 22nd Avenue, San Francisco, California.

13 8. Defendant **DIANE DE MARTINI (“DIANE”)** is the co-trustee of the Peter and Diane
14 De Martini 2006 Revocable Trust. Based on information and belief, **DIANE** is presently a resident of
15 California. At the time of the subject incident, **DIANE** resided at 1473 21st Avenue, San Francisco,
16 California. At the time of the subject incident, **DIANE** held title, as trustee of the Trust, to the real
17 property at 1734 22nd Avenue, San Francisco, California.

18 **C. Other Defendants**

19 9. The true names and capacities, whether individual, corporate, associate or otherwise of
20 the Defendants DOES 1 through DOES 10, inclusive, are unknown to Plaintiffs who therefore sue said
21 Defendants by such fictitious names pursuant to Code of Civil Procedure § 474. Plaintiffs further allege
22 that each of said fictitious Defendants is in some manner responsible for the acts and occurrences
23 hereinafter set forth. Plaintiffs will amend this Complaint to show their true names and capacities when
24 the same are ascertained, as well as the manner in which each fictitious Defendant is responsible.

25 **D. Agency & Concert Action**

26 10. At all times herein mentioned, Defendants, and each of them, hereinabove, were the
27 agents, servants, employees, partners, aiders and abettors, co-conspirators, and/or joint venturers of
28 each of the other Defendants named herein and were at all times operating and acting within the

1 purpose and scope of said agency, service, employment, partnership, enterprise, conspiracy, and/or joint
2 venture, and each Defendant has ratified and approved the acts of each of the remaining Defendants.
3 Each of the Defendants aided and abetted, encouraged, and rendered substantial assistance to the other
4 Defendants in breaching their obligations to Plaintiffs, as alleged herein. In taking action to aid and abet
5 and substantially assist the commission of these wrongful acts and other wrongdoings complained of, as
6 alleged herein, each of the Defendants acted with an awareness of his/her/its primary wrongdoing and
7 realized that his/her/its conduct would substantially assist the accomplishment of the wrongful conduct,
8 wrongful goals, and wrongdoing.

9 **IV. FACTUAL BASIS FOR THE CLAIMS ASSERTED**

10 **A. The Explosion**

11 11. David first moved to 1730 22nd Street in 2014. Later, his wife Nang moved in with him.
12 David and Nang lived with their daughter, Vanessa, who was six years old at the time of the incident.

13 12. On February 9, 2023, David left the home around 8:45 a.m. to drop Nang at work and
14 Vanessa at school. He picked up groceries, then decided to pick up a Lyft fare that took him to
15 Oakland. On the drive to the East Bay, he learned that an explosion had occurred via text message, and
16 assumed it related to a different home. David then received a phone call from Nang, who was
17 hysterically crying.

18 13. Nang was crying because their home was on fire. The home next door, 1734 22nd Street,
19 had exploded shortly after 9:20 a.m.

20 14. The explosion immediately destroyed 1734 22nd Street, lifting it from its foundation.
21 The home was immediately engulfed in flames, and the fire extended to the homes on either side of
22 1734 22nd Street.

23 15. The flames entered 1730 22nd Street, causing tremendous damage to nearly the entire
24 home, and incinerating most of David, Nang, and Vanessa's belongings.

25 16. Many of those items were irreplaceable, such as family heirlooms, photographs, and
26 other valuable items. Most notably, David had a business selling antique Judaica, and most of his
27 collection was also lost to the fire. David and Nang were forced to watch from a distance as the life they
28 had built slowly burned away.



26 **Figure 1: Photographs taken of the explosion. Credit: KGO-TV (aerial), Barry Hermanson**

27 17. First responders removed large tanks filled with explosive chemicals from the cavity of
28 the explosion.

1 18. Nang recalled smelling a strong, noxious odor which appeared to come from Darron’s
2 house prior to the explosion. She described it as smelling “like skunk. Like gas leaking.”

3 19. The San Francisco Fire Department (“SFFD”) released a preliminary and partially
4 redacted report indicating that the explosion originated in the garage. The cause of the explosion,
5 though partially redacted, was due to contact from “ignitable vapors” coming into contact with the
6 starting sequence of the clothes dryer. The SFFD report is attached as **Exhibit 1**.



17 ***Figure 2: Image of the interior of Plaintiffs’ home following the explosion***

18 **B. Darron Price**

19 20. On information and belief, Darron Price (“Darron”) first moved into 1734 22nd Avenue
20 in 2021. Price held himself out as a real estate developer and had limited contact with David and Nang.

21 21. On information and belief, Darron paid Defendants his first six months of rent in cash
22 before moving into the home. Defendants did nothing to inquire or question why Darron decided to pay
23 such a large sum of money in that form.

24 22. Shortly after moving into the home, Darron acquired a number large chemical tanks and
25 brought them into the home. On information and belief, Darron utilized the chemicals in those tanks to
26 produce “hash oil,” a highly concentrated form of cannabis extract.

27 23. On a number of occasions prior to the explosion, Nang smelled the strong odor of
28 marijuana emanating from 1734 22nd Avenue.

1 34. At all times mentioned herein, Defendants Peter De Martini, Diane De Martini, and
2 Does 1-10, inclusive as landlords, had a duty to conduct reasonable periodic inspections of 1734 22nd
3 Avenue for unsafe conditions, and a duty to take reasonable precautions to prevent injury due to the
4 conditions that were or reasonably should have been discovered in the process.

5 35. At all times mentioned herein, Defendants Peter De Martini, Diane De Martini, and
6 Does 1-10, inclusive as landlords had a continuing duty once Darron Price was occupying 1734 22nd
7 Avenue to take reasonable precautions to prevent injury due to any unsafe condition in an area of the
8 premises under the landlords' control if the landlords knew or reasonably should have known about the
9 condition.

10 36. At all times mentioned herein, Defendants Peter De Martini, Diane De Martini, and
11 Does 1-10, inclusive as landlords to keep and maintain 1734 22nd Avenue which they owned,
12 controlled, managed, leased, supervised, rented, operated, maintained and cared for in a reasonably safe
13 condition so as to protect guests, tenants, and invitees such as Plaintiffs from foreseeable injury, and
14 may include the following failures, according to proof, as follows:

- 15 a. 1734 22nd Avenue was unsafe and unreasonably dangerous with respect to the
16 electrical wiring of the property;
- 17 b. 1734 22nd Avenue was unsafe and unreasonably dangerous with respect to the
18 artificial condition brought onto the property by Darron Price, to wit, the large
19 barrels filled with combustible chemicals used for his illegal hash oil fabrication
20 operation;
- 21 c. 1734 22nd Avenue was unsafe and unreasonably dangerous with respect to life
22 safety and fire safety;
- 23 d. 1734 22nd Avenue was not in compliance with building codes and regulations;
- 24 e. 1734 22nd Avenue was not in compliance with construction codes and regulations;
- 25 f. 1734 22nd Avenue was not in compliance with electrical codes and regulations;
- 26 g. 1734 22nd Avenue did not conform to all relevant building codes, regulations, and
27 ordinances applicable to fire safety and life safety.
- 28 h. Such other and further fire safety and life safety deficiencies, according to proof.

1 37. The above enumerated failures by Defendants Peter De Martini, Diane De Martini, and
2 Does 1-10, inclusive, were latent dangers within the property of which Plaintiffs had no knowledge or
3 understanding, and which created an unreasonable risk of harm. Defendants Peter De Martini, Diane De
4 Martini, and Does 1-10, inclusive, knew or, through the exercise of reasonable care should have known
5 about the above conditions and provided adequate warning of said conditions, yet failed to do so.

6 38. Defendants Peter De Martini, Diane De Martini, and Does 1-10, inclusive had both
7 actual and constructive notice of the dangerous, unsafe conditions prior to the explosion, and
8 Defendants had a duty to conduct periodic inspections of 1734 22nd Avenue and would have
9 discovered the deficiencies as set forth above if such inspections had occurred. Defendants Peter De
10 Martini, Diane De Martini, and Does 1-10, inclusive failed to take reasonable precautions to prevent
11 injury given said defendants' knowledge and control. The knowledge of the dangerous conditions of
12 1734 22nd Avenue by Defendants and Does 1-10 who were employees of or agents of Defendant
13 owners of said premises, are imputed to the owners of 1734 22nd Avenue including, *inter alia*,
14 Defendants Peter De Martini, Diane De Martini, and Does 1-10.

15 39. The explosion at 1734 22nd Avenue was reasonably anticipated by Defendants Peter De
16 Martini, Diane De Martini, and Does 1-10 given the use of 1734 22nd Avenue as a rental property,
17 where Defendants would periodically visit and observe. As a result, Defendants Peter De Martini,
18 Diane De Martini, and Does 1-10 were required to take steps to protect persons including Plaintiffs
19 from the risk of an explosion, yet failed to do so.

20 40. Defendants Peter De Martini, Diane De Martini, and Does 1-10 were further responsible
21 for the consequences of their actions in not providing the aforesaid appropriate fire safety and life
22 safety at 1734 22nd Avenue, and had a duty to own, control, operate, occupy, inspect, manage, lease,
23 supervise, rent, maintain and care for the subject premises so as to prevent the foregoing damages
24 sustained as a result of creating and maintaining a dangerous condition on the subject premises.

25 41. Defendants Peter De Martini, Diane De Martini, and Does 1-10 were responsible to
26 Plaintiffs, to warn Plaintiffs of dangerous and unsafe conditions that existed at the time of the
27 explosion. Defendants Peter De Martini, Diane De Martini, and Does 1-10 acts and/or failures to act as
28 set forth herein were a substantial factor in causing the damages to Plaintiffs as described *supra*.

1 42. At all relevant times herein, Defendants Peter De Martini, Diane De Martini, and Does
2 1-10 knew or recklessly disregarded the fact that the failure to maintain adequate fire and life safety
3 devices at or about the 1734 22nd Avenue would create a dangerous condition and enhance the risk to
4 Plaintiffs.

5 43. At no time prior to the explosion did Plaintiffs appreciate the danger involved in
6 Defendants' Peter De Martini, Diane De Martini, and Does 1-10 failure to maintain adequate fire and
7 life safety as set forth herein at 1734 22nd Avenue. As set forth herein, in addition to being negligent,
8 Defendants Peter De Martini, Diane De Martini, and Does 1-10 enhanced the risk of injury to Plaintiffs
9 and were grossly negligent in doing or failing to do the things as alleged herein.

10 44. As a direct and proximate result of the negligence of Defendants Peter De Martini, Diane
11 De Martini, and Does 1-10, Plaintiffs suffered the damages alleged herein.

12 45. As a substantial factor of Defendants' Peter De Martini, Diane De Martini, and Does 1-
13 10 breach of the duty of care to Plaintiffs, Plaintiffs sustained injury.

14 46. As a direct and proximate result of said carelessness and negligence of Defendants Peter
15 De Martini, Diane De Martini, and Does 1-10, Plaintiffs were hurt and injured in their health, strength
16 and activity, sustaining injury to their body and shock and injury to their nervous system and person, all
17 of which said injuries caused and continue to cause Plaintiffs great mental, physical and nervous pain
18 and suffering, all to Plaintiffs' damages in an amount according to proof at trial.

19 47. As a further direct and proximate result of said carelessness and negligence of
20 Defendants Peter De Martini, Diane De Martini, and Does 1-10, Plaintiffs were prevented from
21 attending to their usual occupations, sustaining a loss of earnings thereby in a sum as yet ascertained.
22 Plaintiffs are informed and believe and thereon allege that they will be prevented from attending to their
23 usual occupations in the future and will sustain further loss of earnings; Plaintiffs pray leave of court to
24 amend this complaint to set forth the exact amount of such further loss of earnings and loss of future
25 earning opportunity once the same is ascertained.

26 48. As a result of Defendants' Peter De Martini, Diane De Martini, and Does 1-10 actions
27 and omissions, Plaintiffs personal property was destroyed and/or damaged, causing substantial
28 economic losses.

1 **SECOND CAUSE OF ACTION**
2 **NEGLIGENCE**
3 **(Against all Defendants)**

4 49. Plaintiffs hereby re-allege and incorporate by reference, the allegations set forth in
5 paragraphs 1-30 as though fully set forth herein.

6 50. Plaintiffs are informed and believe, and thereon allege, that at all times mentioned
7 herein, Defendants Peter De Martini, Diane De Martini, and Does 1-10, inclusive, owned, controlled,
8 leased, rented, managed, maintained and/or had the right to inspect 1734 22nd Avenue.

9 51. Plaintiffs are informed and believe, and thereon allege, that at all times mentioned
10 herein, Defendants Peter De Martini, Diane De Martini, and Does 1-10, inclusive, owed a duty to
11 Plaintiffs to own, control, lease, rent, manage, supervise, maintain and/or occupy the subject premises
12 in a safe manner and, inter alia, failure to warn, failure to comply with building codes, failure to comply
13 with electrical codes, failure to comply with fire safety laws, codes, rules and ordinances, requiring the
14 installation of fire and life safety devices as herein alleged, so as not to cause injury to Plaintiffs.

15 52. Plaintiffs are informed and believe, and thereon allege, that at all times mentioned
16 herein, Defendants Peter De Martini, Diane De Martini, and Does 1-10, inclusive, owed a duty to
17 Plaintiffs to provide fire safety and life safety at 1734 22nd Avenue, and to follow and be compliant
18 with laws, rules, codes, ordinances and standard of care as more fully set forth above, so as not to cause
19 injury to Plaintiffs.

20 53. With respect to the failure to provide fire safety and life safety at 1734 22nd Avenue and
21 to follow and be compliant with laws, rules, codes, ordinances and standard of care as more fully set
22 forth above, so as not to cause injury to Plaintiffs, Defendants Peter De Martini, Diane De Martini, and
23 Does 1-10, breached their duty of care to Plaintiffs.

24 54. At all times referenced herein, Plaintiffs were of the class of persons for whose
25 protection the above codes, laws, rules, regulations and ordinances, according to proof, were adopted.
26 The extent of these codes, laws, rules, regulations and ordinances are unknown to Plaintiffs herein
27 because Plaintiffs have been denied access to 1734 22nd Avenue and reports or investigation with
28 respect to the subject explosion and fire; Plaintiffs will seek leave to allege further information,
according to proof.

1 55. In doing the above-alleged acts to provide fire safety and life safety at 1734 22nd
2 Avenue, Defendants Peter De Martini, Diane De Martini, and Does 1-10 breached their duty of care to
3 Plaintiffs.

4 56. As the direct and proximate result, and a substantial factor, of the negligence of
5 Defendants Peter De Martini, Diane De Martini, and Does 1-10, Plaintiffs were hurt and injured in their
6 health, strength and activity, sustaining injury to his body and shock and injury to his nervous systems
7 and person, all of which said injuries caused and continue to cause Plaintiffs great mental, physical and
8 nervous pain and suffering, all to Plaintiffs' damages in an amount according to proof at trial. Leave of
9 court will be sought to amend this complaint to set forth the exact amount of said general damages at
10 such time as they are ascertained.

11 57. As a further direct and proximate result of said carelessness and negligence of the
12 Defendants Peter De Martini, Diane De Martini, and Does 1-10, Plaintiffs were prevented from
13 attending to their usual occupations, sustaining a loss of earnings thereby in a sum as yet ascertained.
14 Plaintiffs are informed and believe and thereon allege that they will be prevented from attending to their
15 usual occupations in the future and will sustain further loss of earnings; Plaintiffs pray leave of court to
16 amend this complaint to set forth the exact amount of such further loss of earnings and loss of future
17 earning opportunity and capacity once the same is ascertained.

18 58. As a result of Defendants' actions and omissions, Plaintiffs' personal property was
19 destroyed and/or damaged, causing substantial economic losses.

20 WHEREFORE, Plaintiffs pray for the relief set forth below.

21 **VI. PRAYER FOR RELIEF**

22 WHEREFORE, Plaintiffs pray judgment against Defendants as hereinafter set forth:

- 23 1. For compensatory and general damages in an amount according to proof at trial;
- 24 2. For past and future medical, incidental, and service expenses according to proof at trial;
- 25 3. For past and future loss of earnings and earning capacity according to proof at trial;
- 26 4. For pre- and post-judgment interest on all damages as allowed by the law;
- 27 5. For punitive damages in an amount according to proof at trial;
- 28 6. For costs of suit incurred herein; and

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7. For such other and further relief as the Court may deem just and proper.

Dated: May 22, 2023

COTCHETT, PITRE & McCARTHY, LLP

By: 

JOSEPH W. COTCHETT
DONALD J. MAGILLIGAN
DAVID G. HOLLENBERG
GIA JUNG

Attorneys for Plaintiffs

VII. JURY DEMAND

Plaintiff demands trial by jury on all issues so triable.

Dated: May 22, 2023

COTCHETT, PITRE & McCARTHY, LLP

By: 

JOSEPH W. COTCHETT
DONALD J. MAGILLIGAN
DAVID G. HOLLENBERG
GIA JUNG

Attorneys for Plaintiffs

EXHIBIT 1

| | | | | | | | | | | | |
|----------------------|-------------------|--|-------------------|---|---------------------------|------------------------|------------------|-------------------|-----------------------------|---------------|-----------------|
| 1-BASIC | | National Fire Incident Reporting System | | | | INCIDENT REPORT | | | | | |
| FDID | STATE | SAN FRANCISCO FIRE DEPARTMENT | | | | INCIDENT NUMBER | EXP NO | VERSION | STATION | FD BOX | DISTRICT |
| 38005 | CA | | | | | 23019290 | 2 | V00 | 18 | 7446 | District 08 |
| INCIDENT DATE | ALARM TIME | ARRIVALTIME | CLEAR TIME | FIRST UNIT | INCIDENT COMMANDER | | | MUTUAL AID | MULTI-AGENCY INC. NO | | |
| 02/09/2023 | 02/09/23 09:21 | 02/09/23 09:25 | 02/10/23 08:29 | | Lozano Nicholas | | | N None | | | |
| LOCATION TYPE | | INCIDENT ADDRESS / LOCATION | | | | | APARTMENT | ZIP CODE | ALARMS | | |
| 1 Street address | | 1738 22ND AVENUE | | | | | | 94122 | 3 | | |
| INCIDENT TYPE | | | | ACTIONS TAKEN | | | | | | | |
| 111 Building fire | | | | 11 Extinguishment by fire service personn | | | | 86 Investigate | | | |

| | | | | | | | | | | |
|---------------------------|------------------|----------------------------|------------------------------------|-----------------|-----------------|--|---------------------|------------------------------------|-----------------|--|
| RESOURCES | | | ESTIMATED LOSSES AND VALUES | | | | CASUALTIES | | | |
| | APPARATUS | PERSONNEL | LOSSES | PROPERTY | 1,500,000 | | | DEATHS | INJURIES | |
| SUPPRESSION | 35 | 136 | | CONTENTS | 500,000 | | FIRE SERVICE | 0 | 0 | |
| EMS | 6 | 10 | VALUE | PROPERTY | | | CIVILIAN | 0 | 0 | |
| OTHER | 5 | 9 | | CONTENTS | | | | | | |
| MIXED USE PROPERTY | | PROPERTY USE | | | DETECTOR | | | HAZARDOUS MATERIALS RELEASE | | |
| | | 419 1 or 2 family dwelling | | | | | | | | |

| | | | | | | | | | | | | | | | | |
|---|---|-----------------------------|----|--|-------------|--------------|------------------|------------------------------|------------------------|-------------------------|--------------|--|--|--|--|--|
| 2-FIRE | | | | PROPERTY DETAILS | | | | ON-SITE MATERIALS | | | | STORAGE USE | | | | |
| # RESIDENTIAL UNITS | 1 | NOT RESIDENTIAL? | NO | | | | | | | | | | | | | |
| # BUILDING INVOLVE | 3 | NO BLD INVOLVED? | NO | | | | | | | | | | | | | |
| # ACRES BURNED | | LESS THAN ONE? | NO | | | | | | | | | | | | | |
| AREA OF ORIGIN | | | | HEAT SOURCE | | | | ITEM FIRST IGNITED | | | | TYPE OF MATERIAL FIRST IGNITED | | | | |
| 00 Other area of fire origin | | | | 81 Heat from direct flame, convection curren | | | | 00 Item first ignited, other | | | | 00 Type of material first ignited, other | | | | |
| CAUSE OF IGNITION | | | | FACTORS CONTRIBUTING IGNITION | | | | | | | | HUMAN FACTORS FOR IGNITION | | | | |
| 0 Cause, other (Only used for additional expo | | | | 71 Exposure fire | | | | | | | | | | | | |
| AGE | | IF EQUIPMENT | | TYPE | MAKE | MODEL | SERIAL NO | YEAR | EQUIPMENT POWER | | | | | | | |
| SEX | | INVOLVED IN IGNITION | | | | | | | | | | | | | | |
| FIRE SUPPRESSION FACTORS | | | | EQUIPMENT PORTABILITY | | | | MOBILE PROPERTY TYPE | | | | MOBILE PROPERTY MAKE | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | MOBILE PROPERTY INVOLVED | | | | MODEL | YEAR | LICENSE PLATE NO | STATE | VIN | | | | |
| | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | |
|-----------------------------|------------------------|---------------------------------|----------------------|--------------------|----------------------|---------------------|--------------|-----------------------|--|--|--|--|--|
| 3-STRUCTURE FIRE | | | | | | | | | | | | | |
| STRUCTURE TYPE | BUILDING STATUS | STORIES ABOVE | STORIES BELOW | TOTAL SQ FT | LENGTH | WIDTH | ORGIN | BELOW GRAD | | | | | |
| 1 Enclosed building | 2 In normal use | 2 | | 1875 | 75 | 25 | 1 | NA | | | | | |
| FIRE DAMAGE | | STORIES DAMAGED BY FLAME | | | NO SPREAD? | CONTRIB ITEM | | CONTRIB TYPE | | | | | |
| 5 Beyond building of origin | | MINOR | SIGNIF. | HEAVY | EXTR. | NO | | | | | | | |
| DETECTOR PRESENCE | | TYPE | POWER SUPPLY | OPERATION | EFFECTIVENESS | | | FAILURE REASON | | | | | |
| N None present | | | | | | | | | | | | | |
| AES PRESENCE | | AES TYPE | AES OPERATION | | AES FAILURE | | | #SPRINK. HEADS | | | | | |
| N None Present | | | | | | | | | | | | | |

1S - NARRATIVE Lozano Nicholas 02/16/23 20:00

Lozano, Nicholas Feb 14 2023 06:03PM:Exposure Fire, from 1734 22nd Avenue

| | | | | | | | | | | | | | | | |
|----------------------|-------------------|--|-------------------|---|---------------------------|------------------------|------------------|-----------------------|-----------------------------|---------------|-----------------|----------------|--|--|--|
| 1-BASIC | | National Fire Incident Reporting System | | | | INCIDENT REPORT | | | | | | | | | |
| FDID | STATE | SAN FRANCISCO FIRE DEPARTMENT | | | | INCIDENT NUMBER | EXP NO | VERSION | STATION | FD BOX | DISTRICT | | | | |
| 38005 | CA | | | | | 23019290 | 0 | V00 | 18 | 7446 | District 08 | | | | |
| INCIDENT DATE | ALARM TIME | ARRIVALTIME | CLEAR TIME | FIRST UNIT | INCIDENT COMMANDER | | | MUTUAL AID | MULTI-AGENCY INC. NO | | | | | | |
| 02/09/2023 | 02/09/23 09:21 | 02/09/23 09:28 | 02/10/23 08:29 | | Lozano Nicholas | | | N None | | | | | | | |
| LOCATION TYPE | | INCIDENT ADDRESS / LOCATION | | | | | APARTMENT | ZIP CODE | ALARMS | | | | | | |
| 1 Street address | | 1734 22ND AVENUE | | | | | | 94122 | 3 | | | | | | |
| INCIDENT TYPE | | | | ACTIONS TAKEN | | | | | | | | | | | |
| 111 Building fire | | | | 11 Extinguishment by fire service personn | | | | 12 Salvage & overhaul | | | | 86 Investigate | | | |

Disclaimer: Entries contained in this report are intended for the sole use of the State Fire Marshal. Estimations and evaluations made herein represent "most likely" and "most probable" cause and effect. Any representation as to the validity or accuracy of reported conditions outside the State Fire Marshal's office is neither intended nor implied.

| RESOURCES | | | ESTIMATED LOSSES AND VALUES | | | CASUALTIES | | |
|--------------------|-----------|----------------------------|-----------------------------|----------|-----------|-----------------------------|--------|----------|
| | APPARATUS | PERSONNEL | LOSSES | PROPERTY | 2,000,000 | | DEATHS | INJURIES |
| SUPPRESSION | 42 | 165 | | CONTENTS | 800,000 | FIRE SERVICE | 0 | 1 |
| EMS | 7 | 12 | VALUE | PROPERTY | | CIVILIAN | 1 | 1 |
| OTHER | 5 | 9 | | CONTENTS | | | | |
| MIXED USE PROPERTY | | PROPERTY USE | | DETECTOR | | HAZARDOUS MATERIALS RELEASE | | |
| | | 419 1 or 2 family dwelling | | | | | | |

| 2-FIRE | | | | | | | | | | | | | | | |
|--|---|-----------------------------------|----|---|------|-------|-----------|------------------------------|-----------------|------------------|-------|--|--|--|--|
| PROPERTY DETAILS | | | | ON-SITE MATERIALS | | | | STORAGE USE | | | | | | | |
| # RESIDENTIAL UNITS | 1 | NOT RESIDENTIAL? | NO | | | | | | | | | | | | |
| # BUILDING INVOLVE | 3 | NO BLD INVOLVED? | NO | | | | | | | | | | | | |
| # ACRES BURNED | | LESS THAN ONE? | NO | | | | | | | | | | | | |
| AREA OF ORIGIN | | | | HEAT SOURCE | | | | ITEM FIRST IGNITED | | | | TYPE OF MATERIAL FIRST IGNITED | | | |
| 47 Vehicle storage area, garage, carport | | | | 00 Heat source: other | | | | 00 Item first ignited, other | | | | 00 Type of material first ignited, other | | | |
| CAUSE OF IGNITION | | | | FACTORS CONTRIBUTING IGNITION | | | | HUMAN FACTORS FOR IGNITION | | | | | | | |
| 1 Intentional | | | | 10 Misuse of material or product, other | | | | N None | | | | | | | |
| AGE | | IF EQUIPMENT INVOLVED IN IGNITION | | TYPE | MAKE | MODEL | SERIAL NO | YEAR | EQUIPMENT POWER | | | | | | |
| SEX | | | | | | | | | | | | | | | |
| FIRE SUPPRESSION FACTORS | | | | EQUIPMENT PORTABILITY | | | | MOBILE PROPERTY TYPE | | | | MOBILE PROPERTY MAKE | | | |
| | | | | | | | | | | | | | | | |
| | | | | MOBILE PROPERTY INVOLVED | | | | MODEL | YEAR | LICENSE PLATE NO | STATE | VIN | | | |
| | | | | | | | | | | | | | | | |

| 3-STRUCTURE FIRE | | | | | | | | | | |
|-----------------------------|-----------------|--------------------------|--------------|---------------|---------------|--------------|---------------|----------------|----------------|------------|
| STRUCTURE TYPE | BUILDING STATUS | | | STORIES ABOVE | STORIES BELOW | TOTAL SQ FT | LENGTH | WIDTH | ORGIN | BELOW GRAD |
| 1 Enclosed building | 2 In normal use | | | 2 | | 2156 | | | 1 | NA |
| FIRE DAMAGE | | STORIES DAMAGED BY FLAME | | | NO SPREAD? | CONTRIB ITEM | | CONTRIB TYPE | | |
| 5 Beyond building of origin | | MINOR | SIGNIF. | HEAVY | EXTR. | NO | | | | |
| DETECTOR PRESENCE | | TYPE | POWER SUPPLY | | OPERATION | | EFFECTIVENESS | | FAILURE REASON | |
| U Undetermined | | | | | | | | | | |
| AES PRESENCE | | AES TYPE | | AES OPERATION | | AES FAILURE | | #SPRINK. HEADS | | |
| N None Present | | | | | | | | | | |

1S - NARRATIVE Lozano Nicholas 02/16/23 20:00

Lozano, Nicholas Feb 14 2023 05:11PM:On 02/09/2023 at approximately 0928 hours this fire investigative unit was automatically dispatched to the 2-alarm fire involving an explosion and fire at the above location. At 0944 hours while we were enroute, this incident was upgraded to a 3-alarm fire. The incident took place in an occupied, two-story, wood constructed building in normal use as single family dwelling at the time of the fire. This explosion and fire originated in the garage of the building. The cause of the fire involved the ignitable vapors produced by the coming into contact with the starting sequence of the dryer. The fire caused damage to two additional buildings. Property damages of the fire building were estimated to be \$2,000,000 with an additional \$800,000 in content losses. The combined exposure damages were estimated to be \$3,500,000 to the building and an additional \$1,300,000 in contents losses. Additionally, there were numerous homes and cars damaged by the explosion. There was one injured civilian transported to , one injured firefighter transported to , and one fatality associated with this fire. SFPD was on the scene and initiated report #230-096-295. SFPD Arson Sergeants Responded. Assistant Fire Marshal, CD1, CD2, SFPD CSI, SFPD Narcotics, DEA, ATF, American Red Cross, DBI, DPH, DPW, DEM, PG&E, SFFD Hazardous Materials Response Team, SFFD Drone Unit, SFFD K-9 Unit, CA Task Force 3 K-9 Unit and Medical Examiners office responded to the scene. The following buildings were affected by the explosion/blast originating from 1734 22nd Avenue. All addresses listed are located on 22nd Avenue: 1726, 1727, 1731, 1735, 1739, 1742, 1743, 1746, 1747, 1750, 1751, 1754, 1755, 1758, 1761. There were varying degrees of damage, all damage observed was from the exterior of the building and what was visible. We observed broken windows, doors, and garage doors.

| 1-BASIC | | National Fire Incident Reporting System | | | | | | | | | |
|-------------------|----------------|---|--|------------|--------------------|-----------------------|--------|------------|----------------------|--------|-------------|
| FDID | STATE | INCIDENT REPORT | | | | INCIDENT NUMBER | EXP NO | VERSION | STATION | FD BOX | DISTRICT |
| 38005 | CA | SAN FRANCISCO FIRE DEPARTMENT | | | | 23019290 | 1 | V00 | 18 | 7446 | District 08 |
| INCIDENT DATE | ALARM TIME | ARRIVALTIME | CLEAR TIME | FIRST UNIT | INCIDENT COMMANDER | | | MUTUAL AID | MULTI-AGENCY INC. NO | | |
| 02/09/2023 | 02/09/23 09:21 | 02/09/23 09:25 | 02/10/23 08:29 | | Lozano Nicholas | | | N None | | | |
| LOCATION TYPE | | INCIDENT ADDRESS / LOCATION | | | | | | APARTMENT | ZIP CODE | ALARMS | |
| 1 Street address | | 1730 22ND AVENUE | | | | | | | 94122 | 1 | |
| INCIDENT TYPE | | | ACTIONS TAKEN | | | | | | | | |
| 111 Building fire | | | 11 Extinguishment by fire service person | | | 12 Salvage & overhaul | | | 86 Investigate | | |

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| RESOURCES | | | ESTIMATED LOSSES AND VALUES | | | CASUALTIES | | |
|--------------------|-----------|----------------------------|-----------------------------|----------|-----------|-----------------------------|--------|----------|
| | APPARATUS | PERSONNEL | LOSSES | PROPERTY | 2,000,000 | | DEATHS | INJURIES |
| SUPPRESSION | 35 | 136 | | CONTENTS | 800,000 | FIRE SERVICE | 0 | 0 |
| EMS | 6 | 10 | VALUE | PROPERTY | | CIVILIAN | 0 | 0 |
| OTHER | 5 | 9 | | CONTENTS | | | | |
| MIXED USE PROPERTY | | PROPERTY USE | | DETECTOR | | HAZARDOUS MATERIALS RELEASE | | |
| | | 419 1 or 2 family dwelling | | | | | | |

| 2-FIRE | | | | | | | | | | | |
|---|---|--|----|--|------|----------------------------|-----------|--------------------------------|-----------------|--|--|
| PROPERTY DETAILS | | | | ON-SITE MATERIALS | | | | STORAGE USE | | | |
| # RESIDENTIAL UNITS | 1 | NOT RESIDENTIAL? | NO | | | | | | | | |
| # BUILDING INVOLVE | | NO BLD INVOLVED? | NO | | | | | | | | |
| # ACRES BURNED | | LESS THAN ONE? | NO | | | | | | | | |
| AREA OF ORIGIN | | HEAT SOURCE | | ITEM FIRST IGNITED | | | | TYPE OF MATERIAL FIRST IGNITED | | | |
| 00 Other area of fire origin | | 60 Heat from other open flame or smoking m | | 10 Structural component or finish, other | | | | 64 Plywood | | | |
| CAUSE OF IGNITION | | FACTORS CONTRIBUTING IGNITION | | | | HUMAN FACTORS FOR IGNITION | | | | | |
| 0 Cause, other (Only used for additional expo | | 71 Exposure fire | | | | | | | | | |
| AGE | | IF EQUIPMENT INVOLVED IN IGNITION | | TYPE | MAKE | MODEL | SERIAL NO | YEAR | EQUIPMENT POWER | | |
| SEX | | | | | | | | | | | |
| FIRE SUPPRESSION FACTORS | | EQUIPMENT PORTABILITY | | MOBILE PROPERTY TYPE | | | | MOBILE PROPERTY MAKE | | | |
| | | | | | | | | | | | |
| | | MOBILE PROPERTY INVOLVED | | MODEL | YEAR | LICENSE PLATE NO | STATE | VIN | | | |
| | | | | | | | | | | | |

| 3-STRUCTURE FIRE | | | | | | | | | | |
|-----------------------------|--------------------------|--------------|---------------|---------------|---------------|--------------|--------|----------------|-------|------------|
| STRUCTURE TYPE | BUILDING STATUS | | | STORIES ABOVE | STORIES BELOW | TOTAL SQ FT | LENGTH | WIDTH | ORGIN | BELOW GRAD |
| 1 Enclosed building | 2 In normal use | | | 2 | | 1875 | 75 | 25 | 1 | NA |
| FIRE DAMAGE | STORIES DAMAGED BY FLAME | | | | NO SPREAD? | CONTRIB ITEM | | CONTRIB TYPE | | |
| 5 Beyond building of origin | MINOR | SIGNIF. | HEAVY | EXTR. | NO | | | | | |
| DETECTOR PRESENCE | TYPE | POWER SUPPLY | OPERATION | | EFFECTIVENESS | | | FAILURE REASON | | |
| N None present | | | | | | | | | | |
| AES PRESENCE | AES TYPE | | AES OPERATION | | AES FAILURE | | | #SPRINK. HEADS | | |
| N None Present | | | | | | | | | | |

1S - NARRATIVE Lozano Nicholas 02/16/23 20:00
 Lozano, Nicholas Feb 14 2023 05:55PM:Exposure fire from 1734 22nd Avenue